

CAPSULE  
# 400 W. PENNSYLVANIA AVENUE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue, and later Central Avenue were laid out for accessibility to lots ready for public development.

Presently, areas such as west Towson are seeing the commercial growth of central Towson slowly creeping into their neighborhood. This house, however, has remained residential and retains most of its original fabric. This is an especially good example of late Victoriana. It combines the features of the Queen Anne Style which include various surface materials, projections and different rooflines with the Japanese influence of the Shingle Style which can be seen in the wood shingles and concave shapes.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

400 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Sarah M. Reuss

Telephone #: 823-4975

STREET &amp; NUMBER

400 W. Pennsylvania Ave.

CITY, TOWN

Towson

VICINITY OF

STATE, zip code  
Maryland 21204**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 1080

Folio #: 148

STREET &amp; NUMBER

CITY, TOWN

Towson

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>May, 1979</u>

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE****Exterior Only:**

This house on the corner of Pennsylvania and Central Avenues is very distinguishable among its neighbors. It is one of the earlier houses in the area and contains several features representative of the late Victorian period.

The 2 story frame structure with an attic rests on a stone foundation and is topped with an equilaterally hipped roof with very deep eaves. The exterior walls are covered with thin german clapboards, the roof with slate. The fenestration is a regular 6/1 sash with louvered shutters. The building is the equivalent of three bays square.

The south facade is the main facade. Because this house was observed from the street only, bushes and trees obscured detail features. However, it is observed that the first story is covered with a full hipped-roof porch supported by square columns and surrounded by a balustered railing. The entrance door is off center to the west and has side lights and transom. The east bay is occupied by a swell front which can be seen clearly on the second story. This polygonal projection is topped with a gabled roof which is vented by a six light casement window. Most interesting is that this gable is covered with brown wooden shingles and the gable sides have a slight concave curve. This characteristic is repeated on several other features of the house, and is reflective of the Japanese influence on the Shingle Style. There is a concave-shaped dormer with two 8 light casement windows and a hipped roof. This too is covered with wooden shingles and occupies the west bay of the roof.

The porch of the south facade was at one time a wrap around as is characteristic of a corner lot house. However, the porch has been enclosed on the east facade and occupies one-half of the first story. The northernmost bay contains a polygonal bay window topped with a hip-like hood. Only the outer bays of the second level are occupied by window.

A large centrally located gable dormer sits atop the roof and is again characterized by the concave slant of the sides and is covered with wooded shingles. It is vented by two 6/1 sash windows. This dormer gives the facade a unique appearance because the gable end itself is concave, a flue chimney pierces the ridge and the shingles between the windows have been designed to form a diamond shape.

The north facade too contains a polygonal bay window in the westernmost one-half of the first story. All three bays are occupied by windows on the second level. The roof contains a centrally located dormer similar to the one on the south facade.

The west facade could not be seen.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1898 - 1911

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue, and later Central Avenue were laid out for accessibility to lots ready for public development.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

BA-1735

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Baltimore County Land Records  
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE

D. O. Schultz

WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## CHAIN OF TITLE FOR # 400 W. PENNSYLVANIA AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
1080	148	September 14, 1939	Home Owners Loan, Corp.	John J. Reuss & wife
Beginning at the corner of the north side of Pennsylvania Ave. with the west side of Central Ave. midway between Bosley and Highland Aves. (see plat filed with mortgage dated July 15, 1899 Book 210/131) Northerly along the west side of Central Ave. 150 feet, Westerly 100 feet, Southerly 150 feet, Easterly 100 feet to beginning.				
991	405	March 1, 1937	Augustus A. Piper Assignee	Home Owners Loan, Corp.
564	370	December 12, 1922	Henry G. Shirley	Frederick J. Troll & wife
334	96	September 19, 1908	Christopher A. Hibler & wf.	Henry G. Shirley
311	554	April 1, 1907	Arthur L. Bosley et al Trustees	Christopher A. Hibler & wf.
285	197	April 18, 1905	William P. Cole & wife	Arthur L. Bosley et al Trustees
287	121	April 28, 1903	Upton S. Brady	William P. Cole
252	353	May 4, 1901	Arthur L. Bosley et al Trustees	Upton S. Brady

Dr. Grafton M. Bosley, by way of Last Will & Testament recorded in Will Book 12/111 appointed Arthur L. Bosley and Richard H. Pleasants his Trustees with power to sell his real estate.  
(Will dated January 14, 1901)

## TAX ASSESSMENT RECORDS

Henry G. Shirley1911:

Lot Northwest corner Pennsylvania & Central Aves. 100'  
Frame House

1917:

Lot 100' x 150' North side Pennsylvania Ave 100' West of Central  
"Bosley"

1918:

Lot 100' x 150' Pennsylvania & Central  
House 30' x 34', 10' x 14'  
Other building

Lot 100' x 150' Pennsylvania adj. lot above.

1919:

Auto

## MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

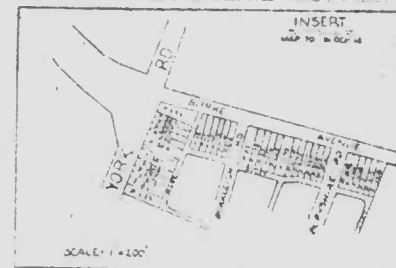
Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company  
for \$11,500

Twelve lots situated West of Towson represented on a plat filed with  
the mortgage.

For the purpose of making accessible the said lots, the following  
Avenues represented on the plat "are hereby dedicated to public use...":

Chesapeake Avenue  
Pennsylvania Avenue  
Allegheny Avenue  
Highland Avenue  
Bosley Avenue

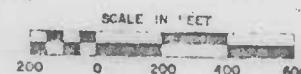




**TOWSON**  
SCALE 1"=200'

DEPT. OF ASSESSMENTS & TAXATION  
TAL MAP DIVISION  
PRINTED 1961

MAP NO.  
70A





BA-1735

EAST FACADE  
400 PENNSYLVANIA  
AVENUE

WAYNE NIELD II  
MARCH 1979



BA-1735

SOUTH FACADE  
400 PENNSYLVANIA  
AVENUE

WAYNE NIELD II  
MARCH 1979